

025.A

0006

0038.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

565,500 / 565,500

USE VALUE:

565,500 / 565,500

ASSESSED:

565,500 / 565,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
38		AMSDEN ST, ARLINGTON

OWNERSHIP	Unit #:	38
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Owner 1: EVERMAN MICHAEL

Owner 2: MATHER SHAMIMA

Owner 3:

Street 1: 38 AMSDEN ST UNIT 38

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WOLLKIND STEVEN R -

Owner 2: -

Street 1: 38 AMSDEN ST UNIT 38

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Asbestos Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7727											G7	1.				

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	563,400	2,100		565,500		271485
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18

Total Card	0.000	563,400	2,100	565,500	Entered Lot Size
Total Parcel	0.000	563,400	2,100	565,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	462.01	/Parcel: 462.0

Land Unit Type:

Parcel ID: 025.A-0006-0038.0

!15188!

PRINT Date: 12/11/20 Time: 04:56:12

LAST REV Date: 05/15/18 Time: 14:18:15

15188 ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	555,100	2100	.		557,200	557,200	Year End Roll	12/18/2019
2019	102	FV	554,100	2100	.		556,200	556,200	Year End Roll	1/3/2019
2018	102	FV	490,200	2100	.		492,300	492,300	Year End Roll	12/20/2017
2017	102	FV	446,900	2100	.		449,000	449,000	Year End Roll	1/3/2017
2016	102	FV	446,900	2100	.		449,000	449,000	Year End	1/4/2016
2015	102	FV	413,100	2100	.		415,200	415,200	Year End Roll	12/11/2014
2014	102	FV	394,300	2100	.		396,400	396,400	Year End Roll	12/16/2013
2013	102	FV	394,300	2100	.		396,400	396,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOLLKIND STEVEN	69726-442		8/4/2017		627,000	No	No		
WOLLKIND STEVEN	59414-555		6/29/2012	Convenience		1	No	No	
LOMBARDI KEITH	45945-254		8/25/2005		435,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/13/2012	1642	Re-Roof	5,000	C					5/15/2018	Measured	DGM	D Mann
1/14/2005	28	Renovate	40,000	C		G6	GR FY06	GUT 2KITS & 2BTHS	2/5/2018	SQ Returned	MM	Mary M
									5/15/2013	Info Fm Prmt	EMK	Ellen K
									3/9/2006	External Ins	BR	B Rossignol

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

